

GOVERNMENT OF TELANGANA
ASTRACT

Fire Service – Rules - Amendment to Telangana Fire and Emergency Operations and Levy of Fee Rules, 2006 - Orders – Issued.

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HOME (SER.IV) DEPARTMENT

G.O.MS.No. 181

Dated: 03-11-2016
Read the following:

1. G.O.Ms.No.306, Home (Prisons-A) Department, Dated:07.12.2006.
2. From M/s Wonderla Holidays Limited, Hyderabad Letter No.01/WHL-HYD/HS/2015, Dated:20.07.2015.
3. Govt. Memo No.11004/Ser.IV/A1/2015, Dated:19.09.2015.
4. From the Director General, Telangana State Disaster Response & Fire Services, Hyderabad Lr.No.1338/MSB/CR/RR /2013, Dated:10.03.2016.
5. Govt. Lr.No.11004/Ser.IV/A1/2015, Dated:26.05.2016.
6. From the Director General, Telangana State Disaster Response & Fire Services, Hyderabad Lr.No.13398/MSB/CR/RR/2015-E.C., Dated:08.09.2016.

ORDER:

In the reference 2nd read above, M/s Wonderla Holidays Ltd. has submitted proposal for approval of the project of Sky wheel Tower at Kongarakhurd A Village, Maheswaram Mandal, R.R. District, with a total height of 77 mtrs. from the ground with fire permission.

2. The Director General, Telangana State Disaster Response & Fire Services, Hyderabad has examined the proposal and reported that, according to G.O.Ms.No.168, Municipal Administration & Urban Development (M1) Department, Dated:04.07.2012 there is no provision for issuance of No Objection Certificate for this type of special building/structure (Assembly Occupancy) with a height of 80 Mtrs. As per Table 23 of National Building Code, 2005, the buildings above 30.00 meters height for Assembly Occupancy are not permissible and Fire Safety measures for buildings/structures above 30 Mtrs height are not prescribed and therefore proposed for making suitable amendments to G.O.Ms.No.168, Municipal Administration & Urban Development (M1) Department, Dated:04.07.2012 for permitting special structures like Sky Tower Buildings as proposed by M/s. Wonderla. He has also suggested to constitute an expert Committee for suggesting the required Fire Safety Measures for Assembly Buildings/ Special Structures above 30 meters height as the same are not available either in the part 4 of National Building Code of India, 2005 or G.O.Ms.No.168, Municipal Administration & Urban Development (M1) Department, Dated:04.07.2012.

3. As per the provisions of Building Rules issued in G.O.Ms.No.168, Municipal Administration & Urban Development (M1) Department, Dated:07.4.2012, there is no height restriction on any building activity (including Assembly Buildings) except in Banjara Hills and Jubilee Hills areas and maximum height permissible on a given plot is based on plot area, road width and subject to compliance of recent Color Coding given by the Civil Aviation Department and depending on the height of the building and also prior No Objection Certificate from Fire Services Department. Hence, the following Committee Expert Committee has been constituted to suggest/recommendations on the subject matter:

- | | | |
|---|---|--------------|
| 1. The D.G., TSDR & FS. Hyderabad | - | Chairperson. |
| 2. Sri G.V. Narayana Rao, Dy. Dir. | - | Member. |
| 3. Sri B. Harinath Reddy, District Fire Officer | - | Member. |
| 4. Sri K. Anand Babu, Director of Town Plg. | - | Member. |
| 5. Sri P. Gangadhar, Regional Director, NAC | - | Member. |

4. The Expert Committee have examined the Life and Fire Safety issues in Educational, Assembly, Mercantile Buildings and Special Structures like Amusement Parks, Joy Rides e.t.c., above 30 meters height and the existing provisions of part 4 NBC of India 2005 and submitted its report recommending certain additional Fire Safety measures in addition to the existing measures, for issuance of No Objection Certificate by the Fire Services Department for the buildings/structures for 30 Mtrs. above height, to ensure Life and Fire Safety of the occupants of these Buildings.

5. The Director General, Telangana State Disaster Response & Fire Services, Hyderabad in his letter 5th read above has requested to include the recommendations of the Expert Committee in the Telangana Fire and Emergency Operations and Levy of Fee Rules, 2006 in supersession of the Government orders issued for Cinema Theatres/Multiplexes vide G.O.Ms.No.135, Home (General) Dept., Dated:03.06.2006, G.O.Ms.No.306, Home (Prisons.A) Dept., Dated:07.12.2006 and G.O.Ms.No.177, Home (General.A) Dept., Dated:03.07.2013, for issuance of No Objection Certificate by Fire Service Department for Educational / Assembly / Mercantile Buildings and Special Structures above 30 meters and below 45 meters height.

6. Government after careful examination of the entire matter and the recommendations of the Expert Committee on the issue of No Objection Certificate for Fire Safety Measures for the buildings 30 meters & above upto 45 Meters height by the Fire Service Department, in respect of (i) Existing Educational Buildings (Other than Schools), (ii) New Educational Buildings (Other than Schools), (iii) Existing Assembly Buildings, (iv) New Assembly Buildings, (v) Existing Mercantile Buildings, (vi) New Mercantile Buildings, (vii) New Assembly Group and (viii) New Occupancy: Open Structures without any height restriction along with additional safety measures suggested therein, hereby approve the same and decided to issue amendments to Telangana Fire and Emergency Operations and Levy of Fee Rules, 2006.

7. Accordingly, the following notification will be published in the Telangana Gazette:

NOTIFICATION

In exercise of the powers conferred by Section 47 (2) (k) of the Telangana Fire Service Act, 1999, the Governor of Telangana hereby makes the following amendments, in supercession of orders issued in G.O.Ms.No.177, Home (General. A) Department, Dated:03.07.2013, to the Telangana Fire and Emergency Operations and Levy of Fee Rules, 2006 issued in G.O.Ms.No.306, Home (Prisons.A) Department, Dated:07.12.2006 and as amended from time to time.

AMENDMENT

In the said rules:

(i) In rule 15, after sub rule 6, the following sub rules shall be added namely:-

“(7) Additional Fire Safety measures for the Educational, Assembly, Mercantile Buildings and Special Structures viz., amusement parks, joy rides etc., above 30 meters height and upto 45 meters height shall be as prescribed in the Annexure.

(8) User charges for high-rise building above 30 metres in height and upto 45 metres height at the rate of Rs. 100/- per square metre for entire built-up area including the existing built-up area shall be payable in addition to the Fire Precaution fee payable as per Rule 15(C) the Rule.”

ANNEXURE

(see rule 15)

CATEGORY – I:

Educational Buildings (other than Schools) existing above 30 Meters and upto 45 Metres Height:

1	Fire Extinguishers as per IS 2190 :2010	Required
2	Hose Reel as per IS 3844:1985	Required
3	Down Comer as per IS 3844:1985	Required
4	Yard hydrant as per IS 13039:1991	Required
5	Automatic Sprinkler System as per IS 15105 :2002	Required
6	Manually Operated Electric Fire Alarm System	Required
7	Automatic Detection and Alarm System as per IS 2189:2008	Required
8	Terrace tank	60,000 ltrs
9	At the Terrace Tank level with Minimum Pressure of 2.0Kg/Cm2	900 LPM Booster pump at 45 meter height with automatic operation.

Note: School Buildings above 30 meters height shall not be permitted in compliance of Hon'ble Supreme Court's order on W.P.No.483 of 2004, Date:13.04-.009 given in light of Kumbakonam School Fire Tragedy.

- i. The above fire safety measures are in addition to the fire safety measures prescribed in table 23 of Part 4 NBC of India 2005 for Educational Buildings upto 30 metres height.
- ii. Open Spaces for buildings above 30 metres height shall be provided as per Table IV of Go. Ms. 168 MA & UD (M1) Dept. dt: 07/04/2012

Height of building (in meters)		Minimum abutting road width required (in meters)	Minimum all-round open space on remaining sides (in meters) *
above	Up to		
30	35	24	11
35	40	24	12
40	45	24	13

Note: The front open space shall be on the basis of the abutting road width and shall be either as given in Col. 4 of above Table - IV or the Building Line given in Table - III of rule-5 whichever is higher.

- iii. If the entire fire water tank is not provided at terrace level, the following shall be provided.
 - a. Underground sump of 75,000 Litres.
 - b. Overhead terrace tank of 10,000 litres.
 - c. Wet riser cum down comer shall be provided.
 - d. One jockey pump of 180 LPM and one electrical and one diesel pump of 1620 LPM near underground sump.
 - e. One booster pump of 900 LPM at terrace level.

iv. In addition to the above Fire safety measures the following conditions shall be complied:

1. **Refuge area:** For Buildings more than 30 mtrs in height, refuge area of 15 m2 or an area Equivalent to 0.3 m2 per person to accommodate the occupants of each floor shall be provided at every floor of above 30 meters height as per Clause 4.12.3 of Part 4 NBC of India,2005.
2. **Fire Tower:** As per clause 4.13 of Part 4 , NBC of India 2005, one of the staircases shall be provided as Fire Tower for buildings above 30 mtrs height.
3. A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on premises and who shall discharge the duties as per clause C-6.2 of Annexure C of Part 4, National building code of India 2005.
4. All Fire and Life safety measures prescribed in the National Building Code of India Part 4 of 2005 shall be complied with including the Exits, Doorways, Stairways, External Stairways, Ramps according to Table 20 (Clause 4.3), Table 21(Clauses 4.4.2, 4.4.3 and C-1.6.2) and additional fire safety requirements of High rise buildings as per Annexure C of Part 4, National building code of India 2005 as amended from time to time.

Note:

1. Structural Stability/Integrity of the existing buildings proposing to increase the height beyond 30 metres has to be dealt by the GHMC/HMDA/Local bodies.
2. In such occupancies, where there are Hon'ble Supreme Court Orders are there regarding Fire and Life safety, Fire and Life safety measures prescribed in the part 4, National Building Code of India 2005 updated from time to time shall prevail over the Local laws.
3. Fire and Life safety measures prescribed in this proposal if come in contradiction with the Part 4, National Building Code of India 2005 updated from time to time, the Fire and Life safety measures prescribed in the National Building Code of India shall prevail.

CATEGORY – II :

New Educational Buildings (other than Schools) Above 30 Meters and upto 45 Meters Height:

1	Fire Extinguishers as per IS 2190 :2010	Required
2	Hose Reel as per IS 3844:1985	Required
3	Down Comer as per IS 3844:1985	Required
4	Yard hydrant as per IS 13039:1991	Required
5	Automatic Sprinkler System as per IS 15105 :2002	Required
6	Manually Operated Electric Fire Alarm System	Required
7	Automatic Detection and Alarm System as per IS 2189:2008	Required
8	Terrace tank	85,000 ltrs
9	At the Terrace Tank level with Minimum Pressure of 2.0Kg/Cm2	900 LPM Booster pump at 45 meter height with automatic operation

- i. Open Spaces for buildings above 30 meters height shall be provided as per Table IV of Go. Ms.No.168, Municipal Administration and Urban Development (m1) Department, Dated:07.04.2012:

Height of building (in meters)		Minimum abutting road width required (in meters)	Minimum all-round open space on remaining sides (in meters) *
above	Up to		
30	35	24	11
35	40	24	12
40	45	24	13

Note:

School Buildings above 30 meters height shall not be permitted in compliance of Hon'ble Supreme Court's order on W.P.No.483 of 2004 Dt:13-04-2009 given in light of Kumbakonam School Fire Tragedy .

The front open space shall be on the basis of the abutting road width and shall be either as given in Col.4 of above Table - IV or the Building Line given in Table - III of rule-5 whichever is higher.

- ii. If the entire fire water tank is not provided at terrace level, the following shall be provided.
- a. Underground sump of 75,000 Litres.
 - b. Overhead terrace tank of 10,000 litres.
 - c. Wet riser cum down comer shall be provided.
 - d. One jockey pump of 180 LPM and one electrical and one diesel pump of 1620 LPM near underground sump.
 - e. One booster pump of 900 LPM at terrace level.
- iii. In addition to the above Fire safety measures the following conditions shall be complied:
- 1. **Refuge area:** For Buildings more than 30 mtrs in height, refuge area of 15 m² or an area equivalent to 0.3 m² per person to accommodate the occupants of each floor shall be provided at every floor of above 30 meters height as per Clause 4.12.3 of Part 4, NBC of India, 2005.
 - 2. **Fire Tower:** As per clause 4.13 of Part-4, NBC of India 2005, one of the staircases shall be provided as Fire Tower for buildings above 30 mtrs height.
 - 3. A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on premises who shall discharge the duties as per C-6.2 of Annexure C of Part 4, National building code of India 2005.
 - 4. All Fire and Life safety measures prescribed in the National Building Code of India Part 4 of 2005 shall be complied with including the Exits, Doorways, Stairways, External Stairways, Ramps according to Table 20 (Clause 4.3), Table 21(Clauses 4.4.2, 4.4.3 and C-1.6.2) and additional fire safety requirements of High rise buildings as per Annexure C of Part 4, National building code of India of 2005.

Note:

- 1. Structural Stability/Integrity of the existing buildings proposing to increase the height beyond 30 metres has to be dealt by the GHMC/HMDA/Local bodies.
- 2. In such occupancies, where there are Hon'ble Supreme Court Orders regarding fire and life safety, Fire and Life safety measures prescribed in the part 4, National Building Code of India 2005 updated from time to time shall prevail over the Local laws.
- 3. Fire and Life safety measures prescribed in this proposal if come in contradiction with the part 4, National Building Code of India 2005 updated from time to time, the Fire and Life safety measures prescribed in the National Building Code of India shall prevail.

CATEGORY – III :

Assembly Buildings EXISTING Above 30 Meters and upto 45 Meters Height :

Sl. No.	Description of Fire safety System	Assembly Buildings except Multiplexes Above 30 mtrs and up to 45m Height	Multiplexes Above 30 mtrs and upto 45 mtrs Height
1	Fire Extinguishers as per IS 2190 :2010	Required	Required
2	Hose Reel as per IS 3844:1985	Required	Required
3	Down Comer as per IS 3844:1985	Required	Required
4	Yard hydrant as per IS 13039:1991	Required	Required
5	Automatic Sprinkler System as per IS 15105 :2002	Required	Required
6	Manually Operated Electric Fire Alarm System	Required	Required
7	Automatic Detection and Alarm System as per IS 2189:2008	Required	Required
8	Terrace tank	60,000 ltrs	1,10,000 Ltrs
9	At the Terrace Tank level with Minimum Pressure of 2.0Kg/Cm2	900 LPM Booster pump with automatic operation	900 LPM Booster pump with automatic operation

Note: Habitable floor height of Multiplexes/ Cinema Theatres shall be below 30 Meters.

- i. The above fire safety measures are in addition to the fire safety measures prescribed in table 23 of Part 4 NBC of India 2005 for Assembly Buildings upto 30 metres height.
- ii. Open Spaces for buildings above 30 metres height shall be provided as per Table IV of G.O.Ms.No.168, Municipal Administration and Urban Development (M1) Department, Dated:07.04.2012.

Height of building (in meters)		Minimum abutting road width required (in meters)	Minimum all-round open space on remaining sides (in meters) *
above	Up to		
30	35	24	11
35	40	24	12
40	45	24	13

Note: The front open space shall be on the basis of the abutting road width and shall be either as given in Col. 4 of above Table - IV or the Building Line given in Table - III of rule-5 whichever is higher.

- iii. If the entire fire water tank is not provided at terrace level, the following shall be provided.
- A. For Assembly buildings except Multiplexes of above 30m and up to 45 metres height:
 - a. Underground sump of 1,50,000 Litres.
 - b. Overhead terrace tank of 30,000 litres.
 - c. Wet riser cum down comer shall be provided.
 - d. One jockey pump of 180 LPM and two electrical pumps and one diesel pump of 2850 LPM near underground sump.
 - e. One booster pump of 900 LPM at terrace level.
 - B. For Multiplexes above 30m and up to 45 metres height
 - a. Underground sump of 3,00,000 Litres.
 - b. Overhead terrace tank of 30,000 litres.
 - c. Wet riser cum down comer shall be provided.
 - d. One jockey pump of 180 LPM and two electrical pumps and one diesel pump of 2850 LPM near underground sump.
 - e. One booster pump of 900 LPM at terrace level.
- iv. In addition to the above Fire safety measures the following conditions shall be complied:
- 1. **Refuge area:** For Buildings more than 30 mtrs in height, refuge area of 15 m² or an area Equivalent to 0.3 m² per person to accommodate the occupants of each floor shall be provided at every floor of above 30 meters height as per Clause 4.12.3 of Part 4, NBC of India, 2005..
 - 2. **Fire Tower:** As per clause 4.13 of Part 4 of NBC of India 2005, one of the staircases shall be provided as Fire Tower for buildings above 30 mtrs height.
 - 3. A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on premises who shall discharge the duties as per C-6.2 of Annexure C of Part 4, National building code of India 2005.
 - 4. All Fire and Life safety measures prescribed in the Part 4, National Building Code of India of 2005 shall be complied with including the Exits, Doorways, Stairways, External Stairways, Ramps according to Table 20 (Clause 4.3), Table 21 (Clauses 4.4.2, 4.4.3 and C-1.6.2) and additional fire safety requirements of High rise buildings as per Annexure C of Part 4, National building code of India of 2005.

Note:

- 1. Structural Stability/Integrity of the existing buildings proposing to increase the height beyond 30 metres has to be dealt by the GHMC/HMDA/Local bodies.
- 2. In such occupancies, where there are Hon'ble Supreme Court Orders regarding fire and life safety, Fire and Life safety measures prescribed in the Part-4, National Building Code of India of 2005 updated from time to time shall prevail over the Local laws.
- 3. Fire and Life safety measures prescribed in this proposal if come in contradiction with the Part-4, National Building Code of India of 2005 updated from time to time, the Fire and Life safety measures prescribed in the National Building Code of India shall prevail.

CATEGORY – IV :

New Assembly Buildings Above 30 Meters and upto 45 Meters Height :

Sl. No.	Description of Fire safety System	Assembly Buildings except Multiplexes Above 30 m & up to 45m Height)	Multiplexes (Above 30 ms & up to 45 m Height)
1	Fire Extinguishers as per IS 2190 :2010	Required	Required
2	Hose Reel as per IS 3844:1985	Required	Required
3	Down Comer as per IS 3844:1985	Required	Required
4	Yard hydrant as per IS 13039:1991	Required	Required
5	Automatic Sprinkler System as per IS 15105 :2002	Required	Required
6	Manually Operated Electric Fire Alarm System	Required	Required
7	Automatic Detection and Alarm System as per IS 2189:2008	Required	Required
8	Terrace tank	1,80,000 ltrs	3,30,000 Ltrs
9	At the Terrace Tank level with Minimum Pressure of 2.0Kg/Cm2	900 LPM Booster pump with automatic operation	900 LPM Booster pump with automatic operation

Note: Habitable floor height of Multiplexes/ Cinema Theatres shall be below 30 Meters:

- i. Open Spaces for buildings above 30 metres height shall be provided as per Table IV of G.O.ms.No.168, Municipal Administration and Urban Development (M1) Department, Dated:07.04.2012.

Height of building (in meters)		Minimum abutting road width required (in meters)	Minimum all-round open space on remaining sides (in meters) *
above	Up to		
1	2	3	4
30	35	24	11
35	40	24	12
40	45	24	13

Note: The front open space shall be on the basis of the abutting road width and shall be either as given in Col. 4 of above Table - IV or the Building Line given in Table - III of rule-5 whichever is higher.

- ii. If the entire fire water tank is not provided at terrace level, the following shall be provided.
- A. For Assembly Buildings except Multiplexes buildings of above 30m and up to 45 metres height.
 - a. Underground sump of 1,50,000 Litres.
 - b. Overhead terrace tank of 30,000 litres.
 - c. Wet riser cum down comer shall be provided.
 - d. One jockey pump of 180 LPM and two electrical pumps and one diesel pump of 2850 LPM near underground sump.
 - e. One booster pump of 900 LPM at terrace level.
 - B. For Multiplexes above 30m and up to 45 metres height.
 - a. Underground sump of 3,00,000 Litres
 - b. Overhead terrace tank of 30,000 litres
 - c. Wet riser cum down comer shall be provided
 - d. One jockey pump of 180 LPM and two electrical pumps and one diesel pump of 2850 LPM near underground sump.
 - e. One booster pump of 900 LPM at terrace level
- iii. In addition to the above Fire safety measures the following conditions shall be complied:
- 1. **Refuge area:** For Buildings more than 30 mtrs in height, refuge area of 15 m² or an area Equivalent to 0.3 m² per person to accommodate the occupants of each floor shall be provided at every floor of above 30 meters height as per Clause 4.12.3 of Part 4, NBC of India, 2005.
 - 2. **Fire Tower:** As per clause 4.13 of Part-4, NBC of India 2005, one of the staircases shall be provided as Fire Tower for buildings above 30 mtrs height.
 - 3. A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on premises who shall discharge the duties as per C-6.2 of Annexure C of Part 4, National building code of India of 2005.
 - 4. All Fire and Life safety measures prescribed in the Part-4, National Building Code of India 2005 shall be complied with including the Exits, Doorways, Stairways, External Stairways, Ramps according to Table 20 (Clause 4.3), Table 21 (Clauses 4.4.2, 4.4.3 and C-1.6.2) and additional fire safety requirements of High rise buildings as per Annexure C of Part 4, National building code of India of 2005.

Note:

- 1. Structural Stability/Integrity of the existing buildings proposing to increase the height beyond 30 metres has to be dealt by the GHMC/HMDA/Local bodies.
- 2. In such occupancies, where there are Hon'ble Supreme Court Orders regarding fire and life safety, Fire and Life safety measures prescribed in the Part 4, National Building Code of India 2005 updated from time to time shall prevail over the Local laws.
- 3. Fire and Life safety measures prescribed in this proposal if come in contradiction with the Part 4, National Building Code of India of 2005 updated from time to time, the Fire and Life safety measures prescribed in the National Building Code of India shall prevail.

CATEGORY – V :

Existing Mercantile Buildings Above 30 Meters and upto 45 Meters Height :

1	Fire Extinguishers as per IS 2190 :2010	Required
2	Hose Reel as per IS 3844:1985	Required
3	Down Comer as per IS 3844:1985	Required
4	Yard hydrant as per IS 13039:1991	Required
5	Automatic Sprinkler System as per IS 15105 :2002	Required
6	Manually Operated Electric Fire Alarm System	Required
7	Automatic Detection and Alarm System as per IS 2189:2008	Required
8	Terrace tank	1,10,000 ltrs at 45 meters height
9	At the Terrace Tank level with Minimum Pressure of 2.0Kg/Cm ²	900 LPM Booster pump at 45 meter height with automatic operation

- i. The above fire safety measures are in addition to the fire safety measures prescribed in table 23 of Part 4 NBC of India 2005 for Assembly Buildings upto 30 metres height.
- ii. Open Spaces for buildings above 30 metres height shall be provided as per Table IV of Go. Ms. 168 MA & UD (M1) Dept. dt: 07/04/2012

Height of building (in meters)		Minimum abutting road width required (in meters)	Minimum all-round open space on remaining sides (in meters) *
above	Up to		
1	2	3	4
30	35	24	11
35	40	24	12
40	45	24	13

Note: The front open space shall be on the basis of the abutting road width and shall be either as given in Col. 4 of above Table - IV or the Building Line given in Table - III of rule-5 whichever is higher.

- iii. If the entire fire water tank is not provided at terrace level, the following shall be provided.
- Underground sump of 2,50,000 Litres.
 - Overhead terrace tank of 20,000 litres.
 - Wet riser cum down comer shall be provided.
 - One jockey pump of 180 LPM and two electrical pumps and one diesel pump of 2850 LPM near underground sump.
 - One booster pump of 900 LPM at terrace level.
- iv. In addition to the above Fire safety measures the following conditions shall be complied
- Refuge area:** For Buildings more than 30 mtrs in height, refuge area of 15 m² or an area Equivalent to 0.3 m² per person to accommodate the occupants of each floor shall be provided at every floor of above 30 meters height as per Clause 4.12.3 of Part 4 NBC of India, 2005.

2. **Fire Tower:** As per clause 4.13 of Part 4, NBC of India 2005, one of the staircases shall be provided as Fire Tower for buildings above 30 mtrs height.
3. A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on premises who shall discharge the duties as per C-6.2 of Annexure C of Part 4, National building code of India 2005.
4. All Fire and Life safety measures prescribed in the Part 4, National Building Code of India of 2005 shall be complied with including the Exits, Doorways, Stairways, External Stairways, Ramps according to Table 20 (Clause 4.3), Table 21(Clauses 4.4.2, 4.4.3 and C-1.6.2) and additional fire safety requirements of High rise buildings as per Annexure C of Part 4, National building code of India of 2005.

Note:

1. Structural Stability/Integrity of the existing buildings proposing to increase the height beyond 30 metres has to be dealt by the GHMC/HMDA/Local bodies.
2. In such occupancies, where there are Hon'ble Supreme Court Orders regarding fire and life safety, Fire and Life safety measures prescribed in the Part 4, National Building Code of India of 2005 updated from time to time shall prevail over the Local laws.
3. Fire and Life safety measures prescribed in this proposal if come in contradiction with the Part 4, National Building Code of India 2005 updated from time to time, the Fire and Life safety measures prescribed in the National Building Code of India shall prevail.

CATEGORY – VI :

New Mercantile Buildings Above 30 Meters and upto 45 Meters Height :

1	Fire Extinguishers as per IS 2190 :2010	Required
2	Hose Reel as per IS 3844:1985	Required
3	Down Comer as per IS 3844:1985	Required
4	Yard hydrant as per IS 13039:1991	Required
5	Automatic Sprinkler System as per IS 15105 :2002	Required
6	Manually Operated Electric Fire Alarm System	Required
7	Automatic Detection and Alarm System as per IS 2189:2008	Required
8	Terrace tank	2,70,000 ltrs
9	At the Terrace Tank level with Minimum Pressure of 2.0Kg/Cm2	900 LPM Booster pump at 45 meter height with automatic operation

- i. Open Spaces for buildings above 30 metres height shall be provided as per Table IV of G.O.Ms.No.168, Municipal Administration and Urban Development (M1) Department, Dated:07.04.2012.

Height of building (in meters)		Minimum abutting road width required (in meters)	Minimum all-round open space on remaining sides (in meters) *
above	Up to		
1	2	3	4
30	35	24	11
35	40	24	12
40	45	24	13

Note: The front open space shall be on the basis of the abutting road width and shall be either as given in Col. 4 of above Table - IV or the Building Line given in Table - III of rule-5 whichever is higher.

- ii. If the entire fire water tank is not provided at terrace level, the following shall be provided.
 - a. Underground sump of 2,50,000 Litres.
 - b. Overhead terrace tank of 20,000 litres.
 - c. Wet riser cum down comer shall be provided.
 - d. One jockey pump of 180 LPM and two electrical pumps and one diesel pump of 2850 LPM near underground sump.
 - e. One booster pump of 900 LPM at terrace level.
- iii. In addition to the above Fire safety measures the following conditions shall be complied:
 1. **Refuge area:** For Buildings more than 30 mtrs in height, refuge area of 15 m² or an area Equivalent to 0.3 m² per person to accommodate the occupants of each floor shall be provided at every floor of above 30 meters height as per Clause 4.12.3 of Part 4 NBC of India, 2005
 2. **Fire Tower:** As per clause 4.13 of Part 4, NBC of India 2005, one of the staircases shall be provided as Fire Tower for buildings above 30 mtrs height.
 3. A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on premises who shall discharge the duties as per C-6.2 of Annexure C of Part 4, National building code of India of 2005.
 4. All Fire and Life safety measures prescribed in the Part 4, National Building Code of India 2005 shall be complied with including the Exits, Doorways, Stairways, External Stairways, Ramps according to Table 20 (Clause 4.3), Table 21(Clauses 4.4.2, 4.4.3 and C-1.6.2) and additional fire safety requirements of High rise buildings as per Annexure C of Part 4, National building code of India of 2005.

Note:

1. Structural Stability/Integrity of the existing buildings proposing to increase the height beyond 30 metres has to be dealt by the GHMC/HMDA/Local bodies.
2. In such occupancies, where there are Hon'ble Supreme Court Orders regarding fire and life safety, Fire and Life safety measures prescribed in the Part 4, National Building Code of India 2005 updated from time to time shall prevail over the Local laws.
3. Fire and Life safety measures prescribed in this proposal if come in contradiction with the Part 4, National Building Code of India 2005 updated from time to time, the Fire and Life safety measures prescribed in the National Building Code of India shall prevail.

CATEGORY – VII :

New Assembly Group :

1. Assembly uses intended for participation in or viewing outdoor activities like: Amusement park structures, Roller coasters, Joy rides, Grandstands, Stadiums etc.,
2. Structures fixed or attached to buildings and are open to sky and not enclosed shall not be considered for Calculation of height of the building.(Fire resistant material, Fire retardant paint shall be used for these Structures)
3. Fire safety measures for the supporting buildings (Masonry structure) up to 30 metres height shall be as per Assembly Occupancy of Part 4, National building code of India 2005.

4. Fire Safety Measures for the supporting buildings (Masonry structure) above 30 meters and upto 45Mtrs height shall be as follows.

1	Fire Extinguishers as per IS 2190 :2010	Required
2	Hose Reel as per IS 3844:1985	Required
3	Down Comer as per IS 3844:1985	Required
4	Yard hydrant as per IS 13039:1991	Required
5	Automatic Sprinkler System as per IS 15105 :2002	Required
6	Manually Operated Electric Fire Alarm System	Required
7	Automatic Detection and Alarm System as per IS 2189:2008	Required
8	Terrace tank	1,80,000 ltrs
9	At the Terrace Tank level with Minimum Pressure of 2.0Kg/Cm2	900 LPM Booster pump at 45 meter height with automatic operation.

- i. Open Spaces for buildings above 30 metres height shall be provided as per Table IV of G.O.Ms.No.168, Municipal Administration and Urban Development (M1) Department, Dated:07.04.2012.

Height of building (in meters)		Minimum abutting road width required (in meters)	Minimum all-round open space on remaining sides (in meters) *
above	Up to		
1	2	3	4
30	35	24	11
35	40	24	12
40	45	24	13

Note: The front open space shall be on the basis of the abutting road width and shall be either as given in Col. 4 of above Table - IV or the Building Line given in Table - III of rule-5 whichever is higher.

- ii. If the entire fire water tank is not provided at terrace level, the following shall be provided :
- Underground sump of 1,50,000 Litres.
 - Overhead terrace tank of 30,000 litres.
 - Wet riser cum down comer shall be provided.
 - One jockey pump of 180 LPM and two electrical pumps and one diesel pump of 2850 LPM near underground sump.
 - One booster pump of 900 LPM at terrace level.

Note : Mechanical/ Structural/Electrical/Safety of the open structures shall be ensured by the concerned Authorities

- iii. In addition to the above Fire safety measures the following conditions shall be complied:

- Refuge area:** For Buildings more than 30 mtrs in height, refuge area of 15 m2 or an area Equivalent to 0.3 m2 per person to accommodate the occupants of each floor shall be provided at every floor of above 30 meters height as per Clause 4.12.3 of Part 4 NBC of India, 2005.
- Fire Tower:** As per clause 4.13 of Part 4, NBC of India 2005, one of the staircases shall be provided as Fire Tower for buildings above 30 mtrs height.

3. A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on premises who shall discharge the duties as per C-6.2 of Annexure C of Part 4, National building code of India 2005.
4. All Fire and Life safety measures prescribed in the Part 4, National Building Code of India 2005 shall be complied with including the Exits, Doorways, Stairways, External Stairways, Ramps according to Table 20 (Clause 4.3), Table 21(Clauses 4.4.2, 4.4.3 and C-1.6.2) and additional fire safety requirements of High rise buildings as per Annexure C of Part 4, National building code of India of 2005.

Note:

1. Structural Stability/Integrity of the existing buildings proposing to increase the height beyond 30 metres has to be dealt by the GHMC/HMDA/Local bodies.
2. In such occupancies, where there are Hon'ble Supreme Court Orders regarding fire and life safety, Fire and Life safety measures prescribed in the Part 4, National Building Code of India of 2005 updated from time to time shall prevail over the Local laws.
3. Fire and Life safety measures prescribed in this proposal if come in contradiction with the Part 4, National Building Code of India of 2005 updated from time to time, the Fire and Life safety measures prescribed in the National Building Code of India shall prevail.

CATEGORY – VIII :

New Occupancy: Open Structures :

1. There is no height restriction for Open Structures which are not enclosed on all sides. The height of this open structure shall not be considered for calculation of height of the building if they are installed over a masonry structure.

Note: Mechanical/ Structural/Electrical/Safety of the open structures shall be ensured by the concerned Authorities

2. In addition to the above Fire safety measures the following conditions shall be complied
 1. **Refuge area:** For Buildings more than 30 mtrs in height, refuge area of 15 m² or an area Equivalent to 0.3 m² per person to accommodate the occupants of each floor shall be provided at every floor of above 30 meters height as per Clause 4.12.3 of Part 4 NBC of India, 2005.
 2. **Fire Tower:** As per clause 4.13 of Part 4, NBC of India 2005, one of the staircases shall be provided as Fire Tower for buildings above 30 mtrs height.
 3. A qualified Fire Officer with experience of not less than 3 years shall be appointed who will be available on premises who shall discharge the duties as per C-6.2 of Annexure C of Part 4, National building code of India 2005.
 4. All Fire and Life safety measures prescribed in the National Building Code of India Part IV of 2005 shall be complied with including the Exits, Doorways, Stairways, External Stairways, Ramps according to Table 20 (Clause 4.3), Table 21(Clauses 4.4.2, 4.4.3 and C-1.6.2) and additional fire safety requirements of High rise buildings as per Annexure C of Part 4, National building code of India Part IV of 2005.

Note:

1. Structural Stability/Integrity of the existing buildings proposing to increase the height beyond 30 metres has to be dealt by the GHMC/HMDA/Local bodies.
2. In such occupancies, where there are Hon'ble Supreme Court Orders regarding fire and life safety, Fire and Life safety measures prescribed in the National Building Code of India Part IV of 2005 updated from time to time shall prevail over the Local laws.
3. Fire and Life safety measures prescribed in this proposal if come in contradiction with the Part 4, National Building Code of India of 2005 updated from time to time, the Fire and Life safety measures prescribed in the National Building Code of India shall be followed.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF TELANGANA)

ANITA RAJENDRA
SECRETARY TO GOVERNMENT

To

The Director General, State Disaster Response & Fire Services, Hyderabad.
The Commissioner, Greater Hyderabad Municipal Corporation, Hyderabad.
The Metropolitan Commissioner, Hyderabad Metropolitan Development Authority, Hyderabad.
The Director of Town and Country Planning, Telangana State, Hyderabad.
The Commissioner & Director of Municipal Administration, Telangana State, Hyderabad.
The Commissioner of Police,
Hyderabad/Cyberabad/Rachakonda/Warangal/Ramangundam/Karimnagar/Siddipet.
All Vice Chairmen of Urban Development Authorities.
All Municipal Commissioners in the State through Director of Municipal Administration, Telangana State, Hyderabad.
All the District Collectors.

Copy to:

Municipal Administration & Urban Development (M) Department.
The Managing Director, Hyderabad Metro Water Supply and Sewerage Board, Hyderabad.
P.S. to Principal Secretary to Chief Minister.
P.S. to Minister for Home.
Sf/Sc

//FORWARDED :: BY ORDER //

SECTION OFFICER